



## **Karim Cottage**

**Balmoral Estates, Ballater, Aberdeenshire, AB35 5TB**

**Telephone 013397 42008**

Karim Cottage is in close proximity to the Castle, near the Estates Office. The property was built by Queen Victoria for Munshi Abdul Karim, her private secretary from India and has recently been renovated. Access is by the public road to Balmoral and thereafter by the private Estate road.

Karim Cottage is an extensive bungalow, which can sleep up to eight people in comfort and consists of:-

- Lounge with log burner
- Snug with day bed and views of the garden
- Double bedroom
- Two twin bedrooms (the larger with day bed)
- Family bathroom with bath and shower
- Shower room with WC
- Kitchen (electric cooker, dishwasher, fridge freezer, microwave and immersion heater)
- Laundry room (washing machine)
- Utility area (boiler and tumble dryer)
- Enclosed private garden to the rear of the property

There is a television with free view satellite channels and a DVD player in the lounge and also in the snug should you wish to bring some films to watch. A payphone and Wi Fi access are available in the property.

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided. If required an additional person can be accommodated using the day bed located in the large twin bedroom and we can supply a travel cot with linen and high chair if required.

## **Bookings**

Bookings at Karim Cottage run on a Saturday to Saturday basis and the property is available throughout the year, with the exception of some weeks during The Royal Visit.

Tenants are requested to arrive between 3.00 p.m. and 4.00 p.m. on the day of arrival. You will be met by a member of staff who will be able to answer any questions you may have and issue you with the keys to the property. Please bring with you a form of photographic identification together with your booking details. The property should be vacated by 10.00 a.m. on the day of departure to allow the housekeeping staff sufficient time to prepare the property for the next tenants.



## **Maximum Occupancy**

The maximum occupancy for Karim Cottage is eight guests - this requires one person to sleep on the full sized single day bed in the larger twin bedroom and another person to sleep on the full size day bed in the snug.

## **Location**

Balmoral Estates can be found on OS Sheet 44, Ballater 1:50,000.

Karim Cottage is located near the Estates Office and is just a short walk to the Riverside Walk.

Approximate distances from the main villages and towns:

Ballater (9 miles) - a good selection of shops including a bakery, a chemist, a delicatessen, grocery stores, a butchers, gift shops and a newsagents. There are also two garages, a Bank of Scotland, two cash machines and two cycle hire shops. You will find a large selection of hotels and restaurants in Ballater.

Braemar (9 miles via the Main Gate and 6 miles via the West Gate) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift shops.

Aberdeen (51 miles) - a large selection of shops, a theatre, cinemas and a large variety of sporting facilities in Aberdeen together with the airport and railway station. There are also several large supermarkets on the outskirts of Aberdeen.

## **Services and Cleaning**

The property is connected to mains electricity and there is partial central heating with night storage heaters for space heating. There is a log burner in the lounge and an open fire in the dining room. Fuel for the open fires is provided by the Estate.

A payphone has been installed and the number is 013397 42008.

There is Wi-Fi reception in the cottage. If you require internet access during your stay you can also visit the Crathie Visitor Information Centre or the Queen's Buildings Coffee Shop.

Occupants are requested to inform the Estates Office of any deficiencies to crockery, cutlery, light bulbs etc. and any defects such as blockages in the plumbing etc.

It would be appreciated if occupants would kindly do the basic dusting and hoovering during their stay. Tenants are also requested to ensure that the kitchen, cooker, fridge freezer, crockery and all the utensils are left in a clean and tidy condition.

## **Private Water Supply**

The cottage is served by a private water supply and the water supplied through the kitchen tap is filtered through a UV light. However the water in the bathroom is not filtered and is not suitable for drinking. If you have elderly or young guests we would recommend that you boil the water before drinking or purchase bottled water.

## **Driving on the Estate**

Most of the roads on the Estate are not strongly built and require a lot of very expensive maintenance. They are very easily damaged, especially during wet weather or when frost is coming out of the ground in the winter or spring. Please only use the Estate roads to get to and from your holiday cottage. All the non-metalled vehicle tracks are for use solely by Estate Staff as they go about their work.

Estate tracks should not be used by private cars or 4 x 4 vehicles except for direct access to cottages or in an emergency. The Scarnoch Road across Abergeldie is especially vulnerable to damage and should not be used as a route between Easter Balmoral and Alltnaguibhsaich, the Spittal of Muick or Loch Muick.